14938

WARRANTY DEED

Karen Johnson Davidson County
Batch# 444697 DEEDWARR
07/28/2020 10:28:28 AM 2 pgs
Fees: $13.00 Taxes: $250.86

20200728-0082528

KELCHNER STATE OF TENNESSEE NOTARY PUBLIC PERFORD COUNTY Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody Walker Kristin Walker	new owner	05800016400
(NAME)	(NAME)	
4321 Cato Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hussaen Ismailunmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cody Walker and Kristin Walker, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the Lands of J.W. Drake, deceased, as of record in Minute Book "J" Pages 396 and 397, County Court for said County, described according to a survey made by Gaylon W. Northcutt, Surveyor, October 30, 2017,, as follows:

Property is a 1.84-acre tract in the First Council District of Davidson County shown as Parcel 164.00 on County Property Map 58 and more particularly described according to a property survey performed by Gaylon W. Northcutt, TNPLS#1529, dated 10/30/17, as follows:

Beginning at an iron rod found on the east margin of Drakes Branch Road (50' R.O.W.) 1,350 feet +/- south of the intersection of Drakes Branch Road and Kings Lane, said rod representing the southwest corner of Lot 92 as shown on the Plan of Creekwood North as of record in Plat Book 4675, Page 16, of the Register's Office of Davidson County, Tennessee and the northwest corner of the herein described property;

Thence, following the south boundary of Lots 92, 93, 94, 95 & 96 of said Creekwood North, South 79 degrees 12 minutes 21 seconds East, a distance of 403.14 feet to an iron rod set, said rod representing the northwest corner of property conveyed to Dean Ray Cunningham as of record in Deed Book 10539, Page 740, of the Register's Office of Davidson County, Tennessee and the northeast corner of the herein described property;

Thence, following the west boundary of said Cunningham property, South 08 degrees 37 minutes 28

seconds West, a distance of 201.25 feet to an iron rod set on the north boundary of Lot 38 as shown on Fairview Subdivision as of record in Plat Book 1130, Page 54, of the Register's Office of Davidson County, Tennessee, said rod representing the southwest corner of said Cunningham property and the southeast corner of the herein described property;

Thence, following the north boundary of Lots 38, 39, 40, 41, 42 & 43 of said Fairview Subdivision, North 79 degrees 12 minutes 50 seconds West, a distance of 399.11 to an iron rod set on said west margin of Drakes Branch Road;

Thence, following said west margin and a curve to the left having a radius of 1,519.68 feet, an arc length of 201.65 feet, a central angle of 07 degrees 36 minutes 09 seconds, and a chord bearing of North 07 degrees 19 minutes 18 seconds West, and a chord length of 201.50 feet to the Point of Beginning.

Containing 80,169 square feet or 1.84 acres more or less.

Being the same property conveyed to Hussaen Ismail,unmarried, of record in Instrument Number 20171101-0112262, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved ☐ property, known as 0 Drakes Branch Rd., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 24th day of July, 2020.

Hussaen Ismail

State of Tennessee
County of Davidson

Personally appeared before me Hussaen Ismail, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2020.

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Notary Public

My Commission Expires:

File No.. 14938